



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE  
HELD IN MOSSLEY MILL ON MONDAY 18 SEPTEMBER 2017 AT 6.00 PM**

- In the Chair** : Councillor P Brett
- Committee Members Present** : Aldermen – F Agnew, T Campbell, J Smyth and R Swann  
Councillors – J Bingham, H Cushinan, B Duffin, D Hollis, M Magill and W Webb
- Non-Committee Members Present** : Alderman – M Cosgrove  
Councillors – J Blair, L Clarke, B Duffin, N McClelland and M Rea
- In Attendance** : Mr David Donaldson - Public Speaker  
Mr Trevor Clarke, MLA - Public Speaker  
Mr Azman Khairuddin - Public Speaker  
Mr David Byrne - Public Speaker  
Ms Meta Kyles – Public Speaker  
Mr Jim Maneely – Public Speaker  
Mr Tom Quinn – Public Speaker  
Mr Robin Park – Public Speaker  
Mr Jackie Milliken – Public Speaker  
Mr Robert Logan – Public Speaker
- Officers Present** : Chief Executive - Mrs J Dixon  
Director of Community Planning & Regeneration - Ms M McAlister  
Head of Planning - Mr J Linden  
Principal Planning Officer - Mr B Diamond  
Deputy Principal – Ms J Winters  
Senior Planning Officer – Ms J McKendry  
Senior Planning Officer – Mr K O'Connell  
Planning Officer – Mr M O'Reilly  
Media & Marketing Officer – Ms J McIntyre  
ICT Officer – Mr A Cole  
Member Services Officer - Mrs D Hynes

## **CHAIRPERSON'S REMARKS**

The Chairperson welcomed Committee Members to the monthly Planning Committee Meeting and sought a resolution to consider the In Confidence items.

### **1 APOLOGIES**

Councillor Hogg and Paul Casey. Councillor Webb notified Members that Alderman Campbell would be arriving late.

### **2 DECLARATIONS OF INTEREST**

Item 3.3 – Alderman Swann  
Item 3.6 – Councillor Duffin  
Item 3.10 and 3.11 – Councillor Magill

## **PROPOSAL TO PROCEED 'IN CONFIDENCE'**

Proposed by Councillor Bingham  
Seconded by Councillor Duffin and agreed

**that the following Committee business be taken In Confidence.**

The Chairperson advised that audio-recording would cease at this point.

## **ITEMS IN CONFIDENCE**

### **DECISIONS ON ENFORCEMENT CASES**

#### **ITEM 3.1 - ENFORCMENT CASE: T/2015/0012/CA**

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Judith Winters, Senior Planning Officer, introduced the Enforcement Report to the Committee and made a recommendation that approval be granted to progress Enforcement action.

Proposed by Alderman Smyth  
Seconded by Councillor Webb and unanimously agreed

**that enforcement action be progressed in this case and the detail of this was delegated to appointed Officers**

*ACTION BY: John Linden*

#### **ITEM 3.2 - ENFORCMENT CASE: LA03/2017/0065/CA**

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The Chairperson advised Members that this application had been withdrawn by Officers as a planning application seeking to regularise the breach had now been submitted and would be dealt with in due course.

*ACTION BY: John Linden*

*Alderman Swann withdrew from the meeting having declared an interest in the next item. 3.3.*

*Judith Winters left at this point of the meeting.*

### **ITEM 3.3 – APPEAL REFERENCE: 2016/A0240 (APPLICATION: LA03/2016/0135/F)**

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Barry Diamond, Principal Planning Officer, introduced the Report to the Committee and made a recommendation to revise the Council's reasons of refusal for appeal 2016/A0240 relating to application LA03/2016/0135/F

Proposed by Alderman Smyth

Seconded by Councillor Hollis and unanimously agreed

**that the revised reasons of refusal be:**

- 1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy RE1 of PPS18 in that the development would, if permitted have a significant adverse impact on visual amenity and landscape character.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of PPS21 in that the development would, if permitted have a significant adverse impact on the setting of Antrim Town.**
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy FLD 3 of PPS15 Planning & Flood Risk in that it has not been demonstrated through a detailed drainage assessment that the development, if permitted would not increase the risk of flooding elsewhere through increased surface water runoff.**

*ACTION BY: John Linden*

*Alderman Swann returned to the meeting.*

*Alderman Campbell arrived to the Chamber at this point of the meeting.*

### **PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'**

Proposed by Councillor Duffin

Seconded by Councillor Bingham and agreed

**that any remaining Committee business be conducted in Open Session.**

At this point the Chairperson advised there would be a short interval, with the remainder of Committee business resuming at 6.30pm when the meeting would be open to the public and audio-recording would resume.

## **PART ONE DECISIONS ON PLANNING APPLICATIONS**

### **CHAIRPERSON'S REMARKS**

At this point the Chairperson welcomed everyone to the meeting and reminded all present of the protocol for speaking and timeframes accorded.

#### **1 APOLOGIES**

Councillor Hogg and Paul Casey

#### **2 DECLARATIONS OF INTEREST**

Item 3.6 – Councillor Duffin

Item 3.10 and Item 3.11 – Councillor Magill

The Chief Executive reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

#### **ITEM 3.4 APPLICATION NO: LA03/2017/0279/F**

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<b>PROPOSAL:</b>	Development of petrol filling station and retail unit with parking and associated development, alterations to Ballycraig Road to provide right hand turning lane and alteration of pedestrian crossing arrangement
<b>SITE/LOCATION:</b>	11 Ballycraig Road, Antrim
<b>APPLICANT:</b>	Solo Direct Limited

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John Linden, Head of Planning, advised the Committee that since preparing the Report on this application a non-determination appeal had been lodged by the applicant. Notwithstanding this, he advised that in these circumstances the Committee would still need to review the application to allow Officers to provide the Council's view on the application to the Planning Appeals Commission.

Michael O'Reilly, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation that the Committee approve the submission of draft reasons of refusal to the Planning Appeals Commission.

The undernoted public speakers addressed the Committee and responded to enquiries from Members as requested -

- David Donaldson
- Azman Khairuddin – was available for Members questions

Proposed by Alderman Campbell

Seconded by Councillor Webb and unanimously agreed

**that the following draft reasons of refusal be submitted to the Planning Appeals Commission:**

1. The retail element of the proposal is contrary to the policy provisions contained in the Antrim Area Plan 1984 – 2001 and the Strategic Planning Policy Statement as it has not been demonstrated that, if approved, it would not have an adverse impact on the vitality and viability of existing centres within the catchment nor has a sequential test has been undertaken or a site specific need for the proposal been established.
2. The proposed petrol filling station is considered unacceptable as it has not been demonstrated that there is a need for such a facility at this site in an area that is already well served by such facilities.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy DES2 of the Planning Strategy for Rural Northern Ireland as, if approved, it would have a unacceptable impact on the local appearance and townscape character of this part of the Ballycraig Road by introducing development of a scale, mass, form and arrangement that would be prominent and conspicuous in the street scene.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement as, if approved, it would introduce a non-conforming use that (a) is out of character with this primarily residential area; and (b) would cause unacceptable damage to the residential amenity of adjacent properties by reason of noise, nuisance and general disturbance.

*ACTION BY: John Linden*

**ITEM 3.5 APPLICATION NO: LA03/2017/0015/F**

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<b>PROPOSAL:</b>	Proposed extension to existing supermarket to include additional sales & storage area; new internal & external seating areas, 2no new deli counters, internal layout alterations to office-fills-staffroom & toilets, demolition of existing dwelling & garage (no 488 Antrim Road), removal of existing jet wash bay, new boundary walls, acoustic fencing & associated site works to include additional parking provision & new air/water service bay.
<b>SITE/LOCATION:</b>	492 & 488 Antrim Road, Glengormley, Newtownabbey
<b>APPLICANT:</b>	Maxol Oil Ltd

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Michael O'Reilly, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

The undernoted Elected Members and public speakers addressed the Committee and responded to enquiries from Members as requested -

- Councillor Blair
- Alderman Cosgrove
- Councillor McClelland
- David Byrne
- Meta Kyles
- Jim Maneely

Proposed by Alderman Campbell  
Seconded by Councillor Brett and

On the proposal being put to the meeting 9 Members voted in favour, 0 against and 2 abstentions as follows:

In Favour: Aldermen Agnew, Campbell, Smyth and Swann  
Councillors Bingham, Brett, Duffin, Hollis, Webb  
Against: None  
Abstentions: Councillors Cushinan and Magill

**That planning permission be refused for the following reasons, the precise detail of which being delegated to appointed Officers:**

- **The proposal would result in overdevelopment of site**
- **The proposal would damage residential amenity of adjacent properties by reason of noise, nuisance and general disturbance**
- **The proposal would have an unacceptable detrimental impact on the character, appearance and environmental quality of the locality**

*ACTION BY: John Linden*

*Councillor Duffin withdrew from the meeting having declared an interest in the next item. 3.6.*

### **ITEM 3.6 APPLICATION NO: LA03/2016/0797/F**

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**PROPOSAL:** Proposed replacement of a Vestas V52-850kw wind turbine (hub height 44m, rotor diameter 52m) with Enercon E-53 (800kw) wind turbine (hub height 50m, rotor diameter 53m).

**SITE/LOCATION:** Approx. 200m NW of 44 Connaught Road, Randalstown, BT41 2NX

**APPLICANT:** Connaught Wind

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

The undernoted Elected Members and public speakers addressed the Committee and responded to enquiries from Members as requested -

- Councillor Clarke
- Councillor Duffin
- Trevor Clarke, MLA
- Tom Quinn

Proposed by Alderman Campbell  
Seconded by Councillor Cushinan and

On the proposal being put to the meeting 9 Members voted in favour, 1 against and 0 abstentions and it was agreed as follows:

**that planning permission be granted for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden*

*Councillor Duffin returned to the meeting.*

#### **ITEM 3.7 APPLICATION NO: LA03/2017/0467/F**

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**PROPOSAL:** Retention of a hard standing area used for staff car parking

**SITE/LOCATION:** Adjacent to the side and rear of 413 Antrim Road,  
Newtownabbey

**APPLICANT:** Samuel Kirk (Builders Merchants) Ltd

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Hollis  
Seconded by Councillor Duffin and unanimously agreed

**that planning permission be granted for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden*

#### **ITEM 3.8 APPLICATION NO: LA03/2017/0484/O and ITEM 3.9 APPLICATION NO: LA03/2017/0487/O**

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**PROPOSAL:** Site for infill dwelling and garage

**SITE/LOCATION:** Lands north of and adjacent to 12 Islandreagh Road, Antrim

**APPLICANT:** Moorefield Investment Ltd

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**PROPOSAL:** Site for infill dwelling and garage

**SITE/LOCATION:** Lands south of and adjacent to 20 Islandreagh Road, Antrim

**APPLICANT:** Moorefield Investment Ltd

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Kieron O'Connell, Senior Planning Officer, introduced the Planning Reports to the Committee and made a recommendation to refuse outline planning permission for both applications.

There were no public speakers to address this item.

Proposed by Councillor Duffin

Seconded by Alderman Agnew and unanimously agreed

**that planning permission be refused for both applications for the following reasons:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;**  
**(a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and**  
**(b) would result in the loss of an important visual break in the developed appearance of the locality.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a ribbon of development resulting in a suburban style of build-up, thereby resulting in a detrimental change to the rural character of the area.**

*ACTION BY: John Linden*

*Councillor Magill withdrew from the meeting having declared an interest in the next items. 3.10 and 3.11.*



**ITEM 3.10 APPLICATION NO: LA03/2017/0556/O and  
ITEM 3.11 APPLICATION NO: LA03/2017/0554/O**

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**PROPOSAL:** Site for Infill Dwelling

**SITE/LOCATION:** 50m South of 219b Seven Mile Straight, Nutts Corner, Crumlin

**APPLICANT:** Sam Johnston

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**PROPOSAL:** Site for Infill Dwelling

**SITE/LOCATION:** 100m south of 219b Seven Mile Straight, Nutts Corner, Crumlin

**APPLICANT:** Sam Johnston

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Kieran O'Connell, Senior Planning Officer, introduced the Planning Reports to the Committee and made a recommendation to refuse outline planning permission for both applications.

The undernoted Elected Members and public speaker addressed the Committee and responded to enquiries from Members as requested -

- Councillor Rea
- Councillor Magill
- Robin Park

Proposed by Alderman Campbell  
Seconded by Alderman Agnew

on the proposal being put to the meeting 8 Members voted in favour, 2 against and 0 abstentions and agreed as follows:

**that outline planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it;**
  - (a) fails to meet with the provisions for an infill dwelling as the application site does not comprise a small gap within a substantial and continuously built up frontage; and**
  - (b) would result in the loss of an important visual break in the developed appearance of the locality.**

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the buildings would, if permitted, create a ribbon of development resulting in a suburban style of build-up, thereby resulting in a detrimental change to and further eroding the rural character of the area.

*ACTION BY: John Linden*

**ITEM 3.12 APPLICATION NO: LA03/2017/0504/O**

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**PROPOSAL:** Site for Dwelling  
**SITE/LOCATION:** Between 19B and 21 Townland Road, Crumlin  
**APPLICANT:** Brian George

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Kieran O'Connell, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

The undernoted Elected Member and public speaker addressed the Committee and responded to enquiries from Members as requested -

- Councillor Rea
- Robin Park

Proposed by Alderman Campbell  
Seconded by Alderman Smyth and

on the proposal being put to the meeting 5 Members voted in favour, 0 against and 5 abstentions and agreed as follows:

**that outline planning permission be refused for the following reason**

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY8 of PPS21.

*ACTION BY: John Linden*

**ITEM 3.13 APPLICATION NO: LA03/2017/0139/F**

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**PROPOSAL:** Dwelling and garage (amendments to that approved under T/2005/1085/F)  
**SITE/LOCATION:** 80m south west of 229 Seven Mile Straight, Crumlin

**APPLICANT:** Mr Brian Price

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The Chairperson advised Members that this application had been withdrawn by the applicant.

*ACTION BY: John Linden*

**ITEM 3.14 APPLICATION NO: LA03/2016/1135/O**

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**PROPOSAL:** Site for Farm dwelling

**SITE/LOCATION:** Adjoining and 100m North of 39 Ballynure Road,  
Newtownabbey

**APPLICANT:** Mr Alister Jackson

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Johanne McKendry, Senior Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and

on the proposal being put to the meeting 10 Members voted in favour, 0 against and 0 abstentions and agreed as follows:

**that outline planning permission be refused for the following reason:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**

*ACTION BY: John Linden*

*Councillor Magill had returned to the Chamber following the Planning Officer's report and was therefore unable to vote on item 3.14.*

**ITEM 3.15 APPLICATION NO: LA03/2016/0343/O**

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**PROPOSAL:** Proposed dwelling and garage

**SITE/LOCATION:** 80m west of 76 Doagh Road, Kells, Co. Antrim

**APPLICANT:** Mr Laurence McAllister

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Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

The undernoted Elected Member addressed the Committee and responded to enquiries from Members as requested -

- Councillor McClelland

Proposed by Alderman Smyth  
Seconded by Councillor Bingham and

on the proposal being put to the meeting 9 Members voted in favour, 0 against and 2 abstentions and agreed as follows:

**that outline planning permission be refused for the following reasons**

- 1 The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and CTY 10 of Planning Policy Statement 21; Sustainable Development in the Countryside and does not merit being considered an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years and that no other dwelling/development opportunities have not been sold off from the farm holding within 10 years of the date of the application and there are no other overriding reasons why the development is essential at this location.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21; Sustainable Development in the Countryside in that the proposed development will fail to integrate into the landscape as it has insufficient natural boundaries to provide a sense of enclosure to the proposed dwelling.**

*ACTION BY: John Linden*

*Councillor Magill left the meeting at this point.*

**ITEM 3.16 APPLICATION NO: LA03/2016/0805/O**

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**PROPOSAL:** Proposed dwelling and garage on a farm

**SITE/LOCATION:** 60m south of 106 Steeple Road, Kells

**APPLICANT:** Mrs E McDowell

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Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

The undernoted Elected Member and public speaker addressed the Committee and responded to enquiries from Members as requested -

- Councillor McClelland
- Jackie Milliken

Proposed by Alderman Swann

Seconded by Councillor Duffin and unanimously agreed

**that outline planning permission be refused for the following reasons:**

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 and CTY 10 of Planning Policy Statement 21; Sustainable Development in the Countryside and does not merit being considered an exceptional case in that it has not been demonstrated that the farm business is currently active and there are no other overriding reasons why the development is essential at this location.**
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, fail to integrate into the countryside due to its prominence in the landscape and lack of established boundaries.**
- 3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 &14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development will erode and diminish an important visual break in the countryside and will be detrimental to the character and appearance of this rural area.**

*ACTION BY: John Linden*

**ITEM 3.17 APPLICATION NO: LA03/2017/0352/F**

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**PROPOSAL:** Proposed Dwelling with Integrated Garage

**SITE/LOCATION:** 35m SE of 49 Glebe Road, Newtownabbey

**APPLICANT:** Mr & Mrs J Adair

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Johanne McKendry, Senior Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

The undernoted Elected Member and public speaker addressed the Committee and responded to enquiries from Members as requested -

- Alderman Cosgrove
- Robert Logan

Proposed by Councillor Hollis  
 Seconded by Alderman Smyth and

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions and agreed as follows:

**that outline planning permission be refused for the following reasons:**

1. **The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policies QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area.**
2. **The proposal is contrary to Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in overdevelopment of the site which would adversely affect the character and appearance of the locality and harm the amenities enjoyed by the occupiers of adjacent dwellings.**

*ACTION BY: John Linden*

**ITEM 3.18 APPLICATION NO: LA03/2017/0658/A**

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**PROPOSAL:** Digital Mobile Display Sign  
**SITE/LOCATION:** 211A Castle Road, Randalstown, BT41 2EB  
**APPLICANT:** John Mulholland Motors Ltd

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The Chairperson advised Members that this application had been withdrawn by the applicant.

*ACTION BY: John Linden*

**ITEM 3.19 APPLICATION NO: LA03/2017/0226/A**

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**PROPOSAL:** The Installation of a Freestanding 10m Totem Sign

**SITE/LOCATION:** McDonalds Restaurant Ltd, Junction One Retail Park,  
Ballymena Road, Antrim

**APPLICANT:** McDonalds Restaurant Ltd

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The Chairperson advised Members that this application had been withdrawn by the applicant.

*ACTION BY: John Linden*

**ITEM 3.20 APPLICATION NO: LA03/2016/0776/F**

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**PROPOSAL:** Conversion of existing two storey detached building to Credit Union offices.

**SITE/LOCATION:** 39 New Street, Randalstown

**APPLICANT:** Antrim Credit Union

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Smyth

Seconded by Councillor Duffin and unanimously agreed

**that planning permission be granted for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden*

**ITEM 3.21 APPLICATION NO: LA03/2016/0777/DCA**

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**PROPOSAL:** Demolition of outbuildings to existing dwelling and structural alteration to front elevation to provide for installation of new shop front.

**SITE/LOCATION:** 39 New Street, Randalstown

**APPLICANT:** Antrim Credit Union

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant conservation area consent.

There were no public speakers to address this item.

Proposed by Alderman Smyth  
Seconded by Councillor Duffin and unanimously agreed

**that conservation area consent be granted for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden*

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**ITEM 3.22 APPLICATION NO: LA03/2017/0195/F**

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**PROPOSAL:** Proposed single storey extension to side of existing dwelling and new driveway including dropped kerbs.

**SITE/LOCATION:** 26 Hillview Avenue, Cloughfern, Newtownabbey, BT36 6AE

**APPLICANT:** Mr & Mrs Stephen Graham

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Webb  
Seconded by Alderman Smyth and unanimously agreed that

**that planning permission be granted for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden*

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**ITEM 3.23 APPLICATION NO: LA03/2017/0751/F**

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**PROPOSAL:** Demolition of existing utility area and erection of single storey extension to side and rear of existing dwelling, to provide additional bedroom, en suite and sunroom.

**SITE/LOCATION:** No.30 Long Rig Road, Nutts Corner, Crumlin, BT29 4SX.

**APPLICANT:** Siobhan Herdman

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.



There were no public speakers to address this item.

Proposed by Alderman Smyth

Seconded by Councillor Duffin and unanimously agreed

**that planning permission be granted for the application subject to the conditions set out in the Planning Report.**

*ACTION BY: John Linden*

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**ITEM 3.24 APPLICATION NO: LA03/2017/0596/TPO**

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**PROPOSAL:** Felling of 5 no. trees and remedial works to 3 no. trees protected by Tree Preservation Order

**SITE/LOCATION:** 134 Circular Road, Jordanstown

**APPLICANT:** Mr Thomas O'Loingsigh

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Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation for a partial grant of TPO works consent.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Councillor Duffin and

on the proposal being put to the meeting 7 Members voted in favour, 3 against and 0 abstentions and agreed as follows:

**that TPO works consent be granted for those TPO Trees identified in the report subject to the conditions set out in the Planning Report; and**

**that TPO works consent be refused for that part of the application relating to TPO Tree No. 37 for the following reason:**

- 1. The proposal to fell TPO Tree No. 37 (Ash) is not warranted as it has not been demonstrated this tree is causing detrimental harm. The loss of this tree would reduce the level of amenity afforded by the same detrimental to the character and appearance of the area.**

*ACTION BY: John Linden*

## PART TWO OTHER PLANNING MATTERS

### ITEM 3.25

#### P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during August 2017 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Duffin

Seconded by Alderman Smyth and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### ITEM 3.26

#### P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATIONS FOR MAJOR DEVELOPMENT

Members were made aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act were required to give at least 12 weeks notice to the Council that an application for planning permission was to be submitted. This was referred to as a Proposal of Application Notice (PAN). Three PANs were registered during August and the details were set out below.

<b>PAN Reference:</b>	LA03/2017/0723/PAN
<b>Proposal:</b>	Proposed residential development of c. 140-150 no. dwelling units, car parking, site access, right turn lane, open space, landscaping and all associated site works.
<b>Location:</b>	Former Enkalon site on lands to the north west of Enkalon Sports and Social Club and Steeple Burn watercourse south west of Enkalon Industrial Estate and north east of Plaskets Burn and Umry Gardens Randalstown Road Antrim
<b>Applicant:</b>	Fermac Properties Ltd
<b>Date Received:</b>	9 August 2017
<b>12 week expiry:</b>	1 November 2017
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<b>PAN Reference:</b>	LA03/2017/0762/PAN
<b>Proposal:</b>	Proposed hotel development comprising c.90 bedrooms and c.100 car parking spaces, new site access, landscaping and all associated site and access works.
<b>Location:</b>	Lands situated at the junction of Ballyrobin Road and Antrim Road and c. 120 metres east of Hillhead Farm 6 Antrim Road Crumlin Co. Antrim
<b>Applicant:</b>	Moorefield Hospitality Ltd
<b>Date Received:</b>	21 August 2017

**12 week expiry:** 13 November 2017

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**PAN Reference:** LA03/2017/0774/PAN  
**Proposal:** Housing Development  
**Location:** Lands bound on the easternside by Farmhill Road in Crumlin  
**Applicant:** Killultagh Properties and Killultagh Projects Ltd.  
**Date Received:** 25 August 2017  
**12 week expiry:** 17 November 2017

Members recalled that under Section 27 of the 2011 Planning Act obligations were placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

Proposed by Councillor Bingham  
Seconded by Alderman Swann and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.27**

#### **PRE-DETERMINATION HEARING FOR MAJOR PLANNING APPLICATION LA03/2015/0014/F – HOUSING DEVELOPMENT BELMONT ROAD**

Planning application LA03/2015/0014/F was seeking full planning permission for a residential development of 393 units comprising of apartments, townhouses, semi detached and detached dwellings along with mixed use facilities comprising 2 no. retail units and crèche on lands at Belmont Road, approx. 200m south of Greenvale Road and Belmont Cemetery, Antrim.

Members recalled that it had previously been agreed by the Planning Committee that there should be a Pre-Determination Hearing for this application with the date and detailed arrangements delegated to Officers.

Members were advised that Officers are currently working to schedule the Pre-Determination Hearing on this application to take place in Antrim in early October, potentially on the evening of 11 October 2017. This would provide sufficient time to make arrangements for the Hearing, details of which would be made available by Officers on the Council's website and advertised in the local press.

Proposed by Councillor Duffin  
Seconded by Alderman Smyth and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.28**

#### **P/PLAN/1 PLANNING APPEALS COMMISSION ANNUAL REPORT 2016/17**

The Planning Appeals Commission (PAC) had forwarded a copy of its Annual Report for 2016/17 to the Council, a copy of which was circulated. The Report provides information on and an analysis of its planning appeal and water appeal casework during 2016/17.

Members noted that during the 2016-17 period the PAC decided 37 appeals, including 9 enforcement related appeals, against planning decisions taken by the Council. The Commission allowed 11 appeals and upheld the Council's decision in 26 cases. This equates to some 30% of appeals being allowed in the Borough which is broadly in line with the Northern Ireland average of 28%.

Proposed by Councillor Duffin

Seconded by Alderman Smyth and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.29**

#### **CORRESPONDENCE FROM DfI REGARDING THE DEVELOPMENT OF A PLANNING PERFORMANCE MANAGEMENT FRAMEWORK**

At the July Planning Committee meeting Members agreed to endorse an interim response prepared by Officers regarding the development of a Planning Performance Management Framework (PPMF) by the Department for Infrastructure (DfI). This was intended to be used by DfI to monitor a wide range of performance indicators on planning for all Councils to complement the existing three statutory indicators that relate to performance on the processing of Major and Local planning applications as well as enforcement cases. DfI also advised at the time that such a Framework would help identify best practice and drive forward continuous improvement across Councils.

DfI had written to Council Chief Executives (copy circulated) thanking them for responses to the papers circulated and had agreed not to introduce the proposed PPMF until the 2018/19 Business year. In addition in view of the matters raised in the various Council responses DfI was proposing that these should be reviewed and dealt with by a Planning Performance Working Group. As a consequence DfI had sought one nomination from each Council to sit on this Working Group. A response was requested by the 8 September 2017.

This was primarily an operational issue and to meet the DfI deadline Officers had responded to DfI to nominate Barry Diamond as the Council's representative. (copy of response circulated).

Proposed by Councillor Duffin

Seconded by Alderman Smyth and unanimously agreed that

**the report be noted**

*ACTION BY: John Linden*

### **ITEM 3.30**

#### **P/FP/LDP 112 METROPOLITAN AREA SPATIAL WORKING GROUP- INAUGURAL MEETING AND DRAFT TERMS OF REFERENCE**

Further to ongoing work on the preparation of the Council's new Local Development Plan (LDP), Members were aware that cross-boundary issues and working collectively with neighbouring authorities are important components in demonstrating soundness of each Council's respective LDP.

Members recalled that Belfast City Council previously proposed the establishment of a Metropolitan Area Spatial Working Group across four Councils in the Metropolitan Area (Ards and North Down Borough Council, Belfast City Council, Lisburn and Castlereagh City Council and Antrim and Newtownabbey Borough Council) to consider cross-boundary issues in relation to housing, infrastructure, retail and transport. This working group was intended to provide an important mechanism to share information and seek, as far as possible, to agree a common approach to LDP policies, objectives, and proposals at a strategic level in an effort to minimise the potential for conflicts between individual LDPs.

The inaugural meeting of this Working Group took place on 4 September 2017 at Mossley Mill. The meeting was chaired by Councillor Phillip Brett and he was accompanied by Councillor Billy Webb and relevant Officers from the Council. Members and Officers representing Belfast City Council and Ards and North Down Borough Council were also in attendance as too was an Officer from Lisburn and Castlereagh City Council as well as representatives from the Department for Infrastructure (Planning Policy Division and Transport Plans and Modelling Unit), the Department for Agriculture, Environment and Rural Affairs and Translink.

The Draft Terms of Reference for the Working Group were enclosed for Members' approval subject to two minor amendments. Officers considered that Mid and East Antrim Borough Council should be invited to join the Working Group as Greenisland adjoins the Metropolitan Area. In addition at the recent meeting it was agreed that rather than rotating the Chair and Vice Chair on an annual basis, each meeting would be chaired by a Member from the hosting Council. A second meeting of the Metropolitan Area Spatial Working Group was scheduled to take place in mid-October 2017 hosted by Belfast City Council.

Proposed by Alderman Smyth

Seconded by Councillor Brett and unanimously agreed that

**the Metropolitan Area Spatial Working Group draft Terms of Reference be approved subject to an amendment in relation to the chairing of the meetings and an invitation being sent by the Group to Mid and East Antrim Borough Council.**

*ACTION BY: John Linden*

### **ITEM 3.31**

#### **P/FP/LDP/109 LOUGH NEAGH FORUM POSITION PAPER – THE WAY FORWARD**

Members recalled that it was agreed at the first meeting of the Lough Neagh Forum on 27 April 2017 that Mid Ulster District Council (MUDC) would circulate a paper setting out possible shared cross boundary issues in the context of Lough Neagh and Lough Beg (the Lough) and that it would set out the MUDC proposed approach for further consideration by neighbouring Councils.

MUDC had now circulated this paper to neighbouring Councils (copy circulated) for consideration by Councils in advance of the next meeting of the Forum on 20 September 2017.

The paper provided:

- (a) A summary of the background work already undertaken by MUDC regarding cross boundary planning issues (in terms of the Special Countryside Area proposed in the MUDC Preferred Options Paper).
- (b) An overview of the proposed Special Countryside Area with respect to its intended purpose and related planning policy implications.
- (c) Details of further MUDC proposed policy approaches relating to Flooding, Minerals Extraction and Tourism and an outline of the various potential policy approaches available to all councils adjoining the Lough.
- (d) Reaffirmation of the importance of consistency and soundness in the Local Development Plan process and emphasising the need for each Council to have regard to relevant plans, policies and strategies prepared by neighbouring councils.

The MUDC discussion paper was seeking the views of neighbouring Councils on:-

- The proposed designation at Plan Strategy Stage by all relevant Councils of a Special Countryside Area along the edge of Lough Neagh restricting all forms of new development. The spatial extent of the area to be protected would be a matter for each Council to decide.
- Consideration of the MUDC approach to mineral development and whether Lough Neagh itself should be subject to an area of constraint in relation to minerals
- Consideration of the introduction of Tourism Opportunity Zones and Tourism Conservation Zones around Lough Neagh
- Consideration of each Council's approach to planning policy in relation to flood risk affecting Lough Neagh

Subject to Members' agreement, the Planning Section would prepare an interim background paper on the issues raised for further discussion at the next LDP Policy Workshop with Members and provide a position update at the next Lough Neagh Forum Group on 20 September.

Proposed by Alderman Smyth

Seconded by Councillor Duffin and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.32**

#### **P/FP/LDP/4 PLAN STRATEGY DEVELOPMENT – COUNTRYSIDE ASSESSMENT**

The Planning Section's Forward Planning team considers that since the publication of Council's Preferred Options Paper (POP) in January 2017, and in addition to the ongoing policy review, there was a need to engage further with Members on issues impacting on the Borough's countryside.

These issues relate primarily to countryside designations and possible development constraints together with associated policy and have emerged as a result of consideration of responses to the POP, further engagement with consultees, and from discussions through the cross boundary working groups that have been set up.

As a consequence the Forward Planning team intends to prepare a countryside assessment paper for Members consideration and would schedule a workshop later in the year to discuss the matters arising. The assessment would include consideration of the following-

1. Protecting our landscapes/coastal/lough areas
2. Minerals Development
3. Renewables Development

Proposed by Councillor Webb

Seconded by Councillor Bingham and unanimously agreed that

**the report be noted.**

*ACTION BY: John Linden*

### **ITEM 3.33**

#### **P/PLAN/23 REVIEW OF OPERATION OF PLANNING COMMITTEE**

Members recalled that Wavell Moore of PSM Consulting engaged with Members in June 2017 to review the arrangements for the operation of the Planning Committee. As part of this review he was asked to assess Members views with particular reference to the Council's Planning Protocol, the Scheme of Delegation for planning matters (last revised in April 2017) and meeting practices and procedures.

Following this engagement, a summary paper was circulated to Members which provided positive feedback and indicated that Members are generally content with the current arrangements governing the operation of the Committee. The paper proposed a number of minor recommendations, including Members desire for further professional development, which Officers would proceed to implement.

Proposed by Alderman Campbell  
Seconded by Councillor Webb and unanimously agreed that

**the report be noted.**

*Officers agreed to consider and respond to a Member's query in relation to use of the Members Room prior to the Committee meeting.*

*ACTION BY: John Linden/Majella McAllister*

### **ITEM 3.34**

#### **AGENDA NI NORTHERN IRELAND PLANNING CONFERENCE 2017**

Members were advised that the AgendaNI annual Northern Ireland Planning Conference (correspondence circulated) takes place this year on Thursday 16 November 2017. This year's theme is 'Shaping Planning, People and Place' and the event is an opportunity to review the performance of the planning system since the bulk of planning powers were devolved to local councils on 1 April 2015.

The agenda for the event include(s):

- (1) The impact of the BMAP judgement on the local planning system;
- (2) A review of the performance of the local councils and planning committees;
- (3) Progress on the development of new area plans;
- (4) The impact of BREXIT on planning;
- (5) The impact of the new Environmental Impact Assessment (EIA) Directive;
- (6) An update on all significant planning judgements;
- (7) Planning agreements for housing development;
- (8) Cross-border issues around the National Planning Framework in the Republic of Ireland;
- (9) Planning best practice.

The conference provides an opportunity for all those with a role in planning to come together for discussion and debate. The event will take place in the Baby Grand, Belfast Opera House commencing at 8.30am.

Proposed by Councillor Webb  
Seconded by Councillor Duffin and unanimously agreed that

**that the Chairperson and Vice Chairperson (or their nominees) and relevant Officers attend this conference.**

*ACTION BY: John Linden*

At the end of the meeting Alderman Smyth requested clarity on a matter concerning the Enkalon Development. It was agreed that any queries be forwarded to the Chief Executive.



There being no further Committee business under Part 2 of the agenda the Chairperson thanked everyone for their attendance and the meeting concluded at 9.35pm.

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**MAYOR**

*Council Minutes have been redacted in accordance with the Freedom of Information Act 2000, the Data Protection Act 1998 and legal advice.*

